

# **EXHIBIT 2**

**EXHIBIT 2**

<b>Lease Period</b>	<b>Base Rent</b>	<b>Cam</b>	<b>Insurance</b>	<b>Property Tax</b>	<b>Total</b>
1/1/2009-12/31/2009	\$793,268.40	\$46,858.29	\$684.00	\$208,126.99	\$1,048,937.68
1/1/2010-12/31/2010	\$864,675.60	\$49,201.20	\$690.84	\$213,330.16	\$1,127,897.81
1/1/2011-12/31/2011	\$864,675.60	\$51,661.26	\$697.75	\$218,663.42	\$1,135,698.03
1/1/2012-12/31/2012	\$864,675.60	\$54,244.33	\$704.73	\$224,130.00	\$1,143,754.66
1/1/2013-12/31/2013	\$864,675.60	\$56,956.54	\$711.77	\$229,733.25	\$1,152,077.17
1/1/2014-12/31/2014	\$880,537.58	\$59,804.37	\$718.89	\$235,476.59	\$1,176,537.43
1/1/2015-12/31/2015	\$959,847.48	\$62,794.59	\$726.08	\$241,363.50	\$1,264,731.65
1/1/2016-12/31/2016	\$959,847.48	\$65,934.32	\$733.34	\$247,397.59	\$1,273,912.73
1/1/2017-12/31/-2017	\$959,847.48	\$69,231.04	\$740.67	\$253,582.53	\$1,283,401.72
1/1/2018-12/31/2018	\$959,847.48	\$72,692.59	\$748.08	\$259,922.09	\$1,293,210.24
1/1/2019-12/31/2019	\$959,847.48	\$76,327.22	\$755.56	\$266,420.14	\$1,303,350.40
<u>1/1/2020-1/31/2020</u>	<u>\$79,987.29</u>	<u>\$6,678.63</u>	<u>\$63.59</u>	<u>\$22,756.72</u>	<u>\$109,486.23</u>
	\$10,011,733.07	\$672,384.38	\$7,975.30	\$2,620,902.99	\$13,312,995.75

**Notes:**

1. Cam - assumed 5% annual increase
2. Insurance - assumed 1% annual increase and tenant only pays for liability
3. Property Tax - assumed 2.5% annual increase

4. Monthly Base Rent Schedule through the term of the lease:

1/01/09-10/31/09	\$64,915.58
11/01/09-10/31/14	\$72,056.30
11/1/14-1/31/20	\$79,987.29